



Town of North Reading
Massachusetts

**TOWN OF NORTH READING
MOBILE HOME RENT CONTROL BOARD**

7:00 pm Thursday December 8, 2022

In person and Virtual Meeting Minutes

Present: Jack Mannion, Chair; Larry Brown, Vice Chair; Lidia Real-Costa, Secretary. All members of the Board were present.

The Public Hearing on Perry's Trailer Park Owner's Petition for Rent Adjustment was called to order by the board chair at approximately 7:00 pm. All board members present representing a quorum.

1. A motion was presented to approve the November 9, 2022 Meeting Minutes of the North Reading Mobile Home Rent Control Board. The motion and vote to approve was unanimous. The minutes will be posted.

Prior to hearing from the petitioner's counsel, a member of the board indicated the revised and redacted documentation submitted as supporting evidence of all the expenses paid in 2015 after purchasing Perry's Trailer Park appeared to include expenses unrelated to the mobile home park's operations. Multiple examples were provided to counsel and a motion to deny the request was suggested.

Counsel for the petitioner maintained the owner of Perry's Trailer Park was entitled to an increase based on factors: 1. No increase has occurred since 2015 and 2. Current rental market conditions warranted the increase being sought.

After much discussion including 2 short recesses to allow counsel for the petitioner to confer with his client, comments from the public, and the statement from the owner of Perry's Trailer Park that even if the board granted the increase of the fees being sought, he would speak with the residents in the park to determine exactly how much each could pay, the board found that records of expenses

submitted were insufficient to justify the petitioner's desired increase in the monthly rental fee.

The board determined an increase is warranted and being authorized by the powers granted through the Mobile Home Rent Control Rent Control Regulations, January 1996 and accepted a motion by a member of the board to approve a \$40 increase in the monthly rental fees. The vote to allow a \$40 increase was unanimous and the motion was so moved.

There being no further business before the board, a motion to adjourn at 9:00 pm was approved and so moved.

Respectfully Submitted
Secretary, MHRC Board
December 14, 2022